

CITY OF BELMONT
PLANNING COMMISSION

ACTION MINUTES

TUESDAY, FEBRUARY 20, 2007, 7:00 PM

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Parsons, Horton, Frautschi, Mayer, Mercer, Wozniak
Commissioners Absent: McKenzie

Staff Present: Community Development Director de Melo (CDD), Zoning Technician Gill (ZT), City Attorney Zafferano (CA), Recording Secretary Flores (RS).

2. AGENDA AMENDMENTS

Chair Parsons requested that item 6B be discussed before item 5. Amendment approved by consensus.

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of January 16, 2007

MOTION: By Commissioner Mercer, seconded by Vice Chair Horton, to accept the Action Minutes of January 16, 2007, as corrected.

Ayes: Mercer, Horton, Frautschi, Mercer, Wozniak, Parsons
Noes: None
Abstain: McKenzie

Motion passed 6/0/1

6B. PUBLIC HEARING – 820 Anita Avenue

To consider a Single-Family Design Review to construct a new 2,816 square-foot single-family residence for the site. (Appl. No. 2006-0026)
APN: 044-152-250; Zoned: R-1C (Single-Family Residential)

CEQA Status: Categorical Exempted per Section 15303
APPLICANT: Juan Fernandez
OWNER: Appleseed, LLC

ZT Gill summarized the staff report, recommending approval subject to the conditions attached, and answered questions from the Commission.

Applicant Muder Kothai, representing the applicant, described the project and was answered questions from the Commission.

MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to close the Public Hearing. Motion passed.

Commissioner Frautschi requested that heritage trees be added to the landscape plan and that the coverings on the decks in the back be removed so that they could not be converted into rooms.

Commissioner Wozniak suggested that the design be changed so that the garage does not take up too much of the front of the house.

Commissioner Mercer was concerned about the amount of cut and suggested that the concrete pads along each side of the house be crushed rock as a possible mitigation. She was also concerned about the enclosed porches on the back that appear to be rooms even without windows, and wanted to see the top level taken off to create much less of a bulk. She also suggested that the stone façade was out of character with the style of the house. She wanted a landscape plan to come back to the Commission with some larger trees, particularly in the back of the house and more permeable walking surfaces in the side yards..

Vice Chair Horton concurred about the enclosed porches and felt the landscape plan needed to be cleaned up and more trees included.

Commissioner Mayer did not like it that the garage dominates the front and concurred that more trees are needed.

Chair Parsons felt that the roofs should come off of the decks as they will be too cold to enjoy with no sun, will darken the living room, and will provide a temptation for someone to close in and exceed the FAR for the residence. He also agreed that larger scale trees are needed in the front.

MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to continue to date uncertain the Single-Family Design Review for 820 Anita Avenue, (Appl. 2006-0026) to look at a revised elevation for the back porch area, landscape plan, hardscape plan with more permeable surfaces along the sides of the house and a landscape plan that is fully executed and includes sprinklers and incorporates larger trees.

Ayes: Frautschi, Wozniak, Mayer, Mercer, Horton Parsons
Noes: None

Absent: McKenzie

Motion passed 6/0/1

5. NEW BUSINESS:

5A. Economic Development Enhancement Project – Target Site Assessment – “Shoreway Place,” “Belmont Station,” “Village Center” and “Firehouse Square”

CDD de Melo gave an overview of the project, utilizing a power point presentation focusing on the “downtown” sites and not including the Belmont Sports Complex. His presentation included slides of developments in other Bay Area communities depicting details that are important to consider in the redevelopment project.

Answering questions from Commissioners, CDD de Melo explained that an important feature of the sites chosen was that the City owns some or part of the land—the City needs to be a land holder in order to be able to negotiate with a developer. Additionally, none of the sites chosen include private residential or privately owned sites. He stated that the direction from the Redevelopment Agency is that they will work on these target sites first in the General Plan update so that the policy documents are aligned to move forward with the redevelopment. The Downtown Specific Plan will not be set aside but the development standards may be changed. Regarding a traffic study, he stated that the proof will be in the actual agreement that is crafted with a developer. If the traffic issues cannot be managed as part of a development then the project most likely will not be successful. Regarding financing, he noted that it is important for the City to craft a developer agreement that allows for a minimal public resource commitment and more of a commitment of land, and that it is expensive to do some of the things described in the pictures but it is important that the sites become developer ready in order to attract interest.

Alisa Ferree, resident of 5th Avenue, asked for clarification of the plans for 5th Avenue. CDD de Melo

stated that they are looking for an overall density of no more than 7 to 10 units, including commercial on the El Camino side and residential uses fronting on 5th Avenue. It is not decided if they will be market rate units, but the City’s RDA rules require that any development of over 10 units must provide a minimum of 15% of the units at below market rates. Regarding the time frame for public input, depending on the direction he gets from the Commission on Agenda item 6A, he anticipates meeting with people in the next few weeks. He explained that “daylighting the creek” means that it will be allowed to come above ground and opened up as a natural water feature, creating a focal point between 5th and El Camino Real.

6. PUBLIC HEARINGS

6A. PUBLIC HEARING – 1300 El Camino Real

To consider Downtown Specific Plan (*Table 7.3 - Mixed Commercial/Residential* and associated *Table 7.6 - High Density Residential Development Standards*) Amendments, Zoning Code Amendments (*Sections 5.3.12, 5.3.13, 5.3.16 & 5.3.18 – Downtown Specific Plan Area Zoning*

Regulations), a parking Variance, Conditional Use Permit, Design Review, Grading Plan, Tentative Subdivision Map, and Mitigated Negative Declaration. The project consists of the construction of a new 24,398 square-foot three-story mixed-use structure on a vacant 8,563 square-foot lot. The proposed building includes a sub-grade basement level containing 12 parking spaces and storage area, a ground floor containing two commercial units, and second and third floors containing six residential units. (Appl. No. 2006-0012)

APN: 045-244-010; Zoned: C-2 (General Commercial)

CEQA Status: Mitigated Negative Declaration

APPLICANT/OWNER: Parviz Kamangar

CDD de Melo summarized the staff report, asking that the Commission take action on Variance, CUP, Design Review and Grading Plan. He added that these legally cannot become effective until the policy documents have been aligned. Page 30 under Action Alternatives, item 2, the reference to redesign of the City Hall building should be deleted. He answered questions from the Commission regarding concerns regarding color, mechanical equipment and street noise, and transition between this building and the residential buildings on the rest of the block.

MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to close the Public Hearing. Motion passed.

MOTION: By Commissioner Frautschi, seconded by Vice Chair Horton, approving a Variance for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Horton, Mayer, Mercer, Wozniak, Parsons

Noes: None

Absent: McKenzie

Motion passed 6/0/1

MOTION: By Commissioner Frautschi, seconded by Vice Chair Horton, approving a Conditional Use Permit for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Horton, Mayer, Mercer, Parsons

Noes: Wozniak

Absent: McKenzie

Motion passed 5/1/1

MOTION: By Commissioner Frautschi, seconded by Commissioner Mayer, Design Review for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Mayer, Horton, Mercer, Wozniak, Parsons

Noes: None

Absent: McKenzie

Motion passed 6/0/1

MOTION: By Commissioner Frautschi, seconded by Vice Chair Horton, approving a
Grading Plan for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Horton, Mayer, Parsons
Noes: Mercer, Wozniak
Absent: McKenzie

Motion passed 4/2/1

7. OLD BUSINESS

7A. Priority Calendar

Spring Review 2007 – Balloting Recommendations

CDD de Melo summarized the staff report and referred the Commission to Attachment A, a ballot to be used for ranking purposes. Ballots, including one completed by Chair Parsons before he left the meeting, were completed and given to RS Flores for tallying. Responding to Commissioner's questions, he stated that he felt that perhaps two of the items will be included in the Council's priority calendar and that the revisions to the Downtown Specific Plan are included in his work on the General Plan Update and not part of this review.

CDD de Melo reported the priority rankings as follows:

1. Master Parking Plan for Downtown Village Districts
2. Historic Preservation Ordinance and Inventory
3. Tree Ordinance Provisions
4. Commercial Zoning - Uses
5. Revision of Zoning Ordinance Definitions
6. Expand Permit Efficiency Authority
7. Parking Lot Lighting/Screening/Security Standards
8. Sign Ordinance and Real Estate Signs
9. Recognition Program for Commercial Properties

This information will be forwarded to the Council for their review of 3/27

8. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

7A. 2900 Hallmark – 7-Lot Subdivision

He is trying to get together with the Landscape Architect. They will be preparing the revised plan and will include the request for three redwoods. He will bring it to the Commission for approval when he gets it.

7B. Avanti Pizza Commercial Center – 2040 Ralston Ave.

The plan is devoid of at least two trees and he will make contact with the owner and provide an update in two weeks.

7C. U-Haul – 530 El Camino Real

The trees are stunted and he will also contact this owner.

Commissioner Wozniak asked for a review of the completed Notre Dame project and would like to be able to walk the property and review it at a future meeting. CDD de Melo asked for 30 days to allow time to resolve some plant survival issues and other planting and performance issues. He will revisit the landscape plan and put it on a future agenda.

CITY COUNCIL MEETING OF TUESDAY, FEBRUARY 27, 2007

Liaison: Commissioner Horton
Alternate Liaison: Commissioner McKenzie

8. ADJOURNMENT:

The meeting was adjourned at 10:15 p.m. to a regular meeting on Tuesday, March 6, 2007, at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

*CD's of Planning Commission Meetings are available in the
Community Development Department.
Please call (650) 595-7416 to schedule an appointment.*

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Commissioners Absent: McKenzie

Staff Present: Community Development Director de Melo (CDD), Zoning Technician Gill (ZT), City Attorney Zafferano (CA), Recording Secretary Flores (RS).

2. AGENDA AMENDMENTS

Chair Parsons requested that item 6B be discussed before item 5. Amendment approved by consensus.

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of January 16, 2007

MOTION: By Commissioner Mercer, seconded by Vice Chair Horton, to accept the Action Minutes of January 16, 2007, as corrected.

Ayes: Mercer, Horton, Frautschi, Mercer, Wozniak, Parsons

Noes: None

Abstain: McKenzie

Motion passed 6/0/1

6B. PUBLIC HEARING – 820 Anita Avenue

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ZT Gill summarized the staff report, recommending approval subject to the conditions attached, and answered questions from the Commission.

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MOTION: By Commissioner Frautschi, seconded by Commissioner Wozniak, to close the Public Hearing. Motion passed.

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Chair Parsons felt that the roofs should come off of the decks as they will be too cold to enjoy with no sun, will darken the living room, and will provide a temptation for someone to close in and exceed the FAR for the residence. He also agreed that larger scale trees are needed in the front.

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Ayes: Frautschi, Wozniak, Mayer, Mercer, Horton Parsons
Noes: None
Absent: McKenzie

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5. NEW BUSINESS:

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“Belmont Station,” “Village Center” and “Firehouse Square”

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MOTION: Public By Commissioner Frautschi, seconded by Commissioner Wozniak, to close the Hearing. Motion passed.

MOTION: Variance By Commissioner Frautschi, seconded by Vice Chair Horton, approving a for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Horton, Mayer, Mercer, Wozniak, Parsons
Noes: None
Absent: McKenzie

Motion passed 6/0/1

MOTION: 0012) By Commissioner Frautschi, seconded by Vice Chair Horton, approving a Conditional Use Permit for 1300 El Camino Real (Appl. No. PA2006-

Ayes: Frautschi, Horton, Mayer, Mercer, Parsons
Noes: Wozniak
Absent: McKenzie

Motion passed 5/1/1

MOTION: Review By Commissioner Frautschi, seconded by Commissioner Mayer, Design for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Mayer, Horton, Mercer, Wozniak, Parsons
Noes: None
Absent: McKenzie

Motion passed 6/0/1

MOTION: Grading By Commissioner Frautschi, seconded by Vice Chair Horton, approving a Plan for 1300 El Camino Real (Appl. No. PA2006-0012)

Ayes: Frautschi, Horton, Mayer, Parsons
Noes: Mercer, Wozniak
Absent: McKenzie

Motion passed 4/2/1

7. OLD BUSINESS

7A. Priority Calendar

Spring Review 2007 – Balloting Recommendations

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CITY COUNCIL MEETING OF TUESDAY, FEBRUARY 27, 2007

Liaison: Commissioner Horton
Alternate Liaison: Commissioner McKenzie

8. ADJOURNMENT:

The meeting was adjourned at 10:15 p.m. to a regular meeting on Tuesday, March 6, 2007, at 7:00 p.m. in Belmont City Hall.

Carlos de Melo
Planning Commission Secretary

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